



STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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PERMANENT BUILDING COMMITTEE REGULAR MEETING TUESDAY, OCTOBER 14, 2008

Members Present: Peter Welty-Chairman, Thomas Adams, Gary Blanchette, Gary Feldman, Katherine Heminway, Gary Magnuson, A. Leo Miller (arrive 8:10), Paul Shupe, and Lori Spielman

Others Present: Pinney House Restoration Committee Members-Jim Gage, Gerry Gillung and Debby Wallace.

Members Absent: Mark Joyse

Citizens Forum – None

Approval of Minutes of Regular Meeting

MOVED (SPIELMAN) SECONDED (ADAMS) AND PASSED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 2, 2008 AS WRITTEN. ADAMS, SHUPE ABSTAINED.

Pinney House Restoration Project

Chairman Peter Welty told the committee that since their last meeting the roof repair was completed by CD Builders with the rubber membrane which will last longer than a tarp. The quote for this work is \$3,645; the actual invoice has not been received yet.

Jim Gage arranged for the mason restoration specialist to come out to look at the brick work. He concluded that the amount of reappointing is not as extensive as Moser Pilon originally put in the price estimates. They feel there would be some cost savings there. The specialist did concur with the chimneys being brought down below the roof line but that the estimate to do that work seemed high. He offered to come back to the house or to meet with the Permanent Building Committee.

Lori Spielman asked if there were plans to use the chimneys. Gary Magnuson stated that after meeting with the State and Moser Pilon, it was felt that one would be functional and the rest were for aesthetics.

Mr. Magnuson told the Committee that the town had met with the State Historic Architect, Susan Chandler, to see what level of originality the State would accept for work done. She acknowledged that this is a great building and should be saved. Anything that can not be seen from the street does not have to be historically accurate. Therefore, the roofing shingles and roof structure could be done with modern materials. She also felt that the windows would not need to be replaced at this time. They do not need to function as the building would not be used. They can be rebuilt to keep the historical significance and would probably be a cost savings. The outside roof line features and details could be done in the future. The state is very open to working within the budget. She recommended that the town contact a historical paint analysis person to see if it could be determined what the original paint colors were. The Pinney House Committee would like to pursue that. Hugh Pearson of MPH will be sending Ms. Chandler a set of plans to review. Gary feels that she will be most helpful in this process and that if the Town stays within the guidelines of the state historic department, the funds will be made available from CEDC.

Debby Wallace asked about having a sign erected on the property while the restoration is being done. Peter Welti will look into where these signs originate.

Gerry Gillung spoke to the Town Attorney about the volunteers that will be working on the site. He stated that he would require their license #, kind of license, company name and the person coming onto the site, workers compensation insurance and what they will be doing. There is a question at this point of who will be in charge of the volunteers. The Pinney House Committee will work with the volunteers to get the necessary required items.

Debby Wallace told the committee that the State archeologist came out to the site and brought some students with him. They uncovered some large stones that were probably from the summer kitchen foundation. She felt that Ellington students should be offered the same opportunity and felt it could spark local interest in the project. Mr. Welti cautioned about the liability of having people on the site and would like some notice if it is going to happen again. He will check into the liability issue with the Town Attorney. Debby Wallace also stated that Mark Maciolek will speak to the wood working teacher at the High School to see if the students can reproduce some of the detail on the outside of the house.

Gary Magnuson stated that Hugh Pearson suggested that the town's heating contractor look at the furnace to see if it needs to be replaced or if some of it can remain.

Peter Welti has received a contract proposal from Moser Pilon Nelson to administer the project for a lump sum of \$47,000. This includes meetings, drawings, investigations, testing documentation and contract administration. It does not include overseeing the volunteers doing the donated work. Gary Magnuson pointed out that the scope of work has not changed even though the cost of the work has decreased.

MOVED (MAGNUSON) SECONDED (HEMINWAY) TO ACCEPT MOSER PILON NELSON PROPOSAL DATED 9/29/08 IN THE AMOUNT OF \$47,000 TO PROVIDE ALL NECESSARY ARCHITECTURAL AND ENGINEERING WORK FOR THE PINNEY HOUSE PHASE I RESTORATION PROJECT.

There was discussion regarding the demolition work to be done by volunteers. Peter Welti stated that the drawings to go out to bid show the house inside as it will be after the demolition work. It was discussed that perhaps MPN could provide a list of the items to be demolished. Gerry Gillung stated that John Curtis has agreed to be on site on demolition day to be sure that nothing historical is destroyed. The Permanent Building Committee has to formally hire him to pay him. It was also suggested that Doug Flamino be on site that day to make sure nothing related to the structural integrity be removed. The demolition should only be one or two days and only the 1950's finishes are to be removed. The Pinney House Committee is also going to look into getting dumpsters donated. It was agreed that the price with the smaller scope of work seems high and to ask for additional documentation relating to the demolition items could be made part of the motion.

MOVED (MAGNUSON) SECONDED (HEMINWAY) TO AMEND THE MOTION TO INCLUDE A SCOPE OF WORK FOR THE 1950'S INTERIOR DEMOLITION AS PART OF THEIR COST WHICH DOES NOT NEED TO BE AN ARCHITECTURALLY STAMPED DOCUMENT.

VOTE ON MOTION AND AMENDMENT – PASSED UNANIMOUSLY

There was discussion as to where all the construction trucks would park and if the Santini's would like the dirt tracking on their parking lot. There needs to be an area boxed out for parking, a construction fence to keep vehicles off of Santini's property, and a driveway from Pinney St. onto the property. Peter Welti will look into these items. It was suggested that perhaps Mr. Santini would donate materials for this if the town did the work.

Invoice from Moser Pilon Nelson

MOVED (ADAMS) SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO APPROVE INVOICE FROM MOSER PILON NELSON DATED 8/7/08 FOR TRC ENVIRONMENTAL INSPECTIONS IN THE AMOUNT OF \$568.10.

Mr. Gage asked Mr. Welte if he wanted Ray Payne to speak to the committee concerning the roof. He feels that the total roof structure is not a loss. Gary Magnuson stated that this will be addressed in the bid specs accommodating both complete reconstruction as well as "as necessary". Mr. Welte stated that the great equalizer in this project will be the bid process. He did not feel it was necessary for Mr. Payne to speak to the committee but would contact Hugh Pearson to meet with him at the building.

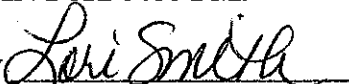
New Business

Tony Littizzio contacted Peter Welte about installing snow stops on the canopy in front of the High School. The way it is designed the snow falls on the sidewalk between the canopy and the front door. He asked if there were any funds in the High School project to do this or if they needed to put it into capital improvements for next year. There are no funds in the project to do this so it will have to be put into capital improvements.

Adjournment

MOVED (SPIELMAN) SECONDED (ADAMS) AND PASSED TO ADJOURN THE MEETING AT 9:00 PM.

Submitted by


Lori Smith, Clerk